

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known)

Chapter

11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **6525 Belcrest Road, LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **47-5488450**

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

**33 W 19th St.
Suite #320
New York, NY 10011**

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

New York
County

Location of principal assets, if different from principal place of business

6525 Belcrest Road Hyattsville, MD 20782
Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **6525 Belcrest Road, LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **6525 Belcrest Road, LLC**
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor Relationship
District When Case number, if known

11. Why is the case filed in this district?
- Check all that apply:
- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?
- ☒ No
☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.
- Why does the property need immediate attention? (Check all that apply.)**
- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard?
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other
- Where is the property?**
Number, Street, City, State & ZIP Code
- Is the property insured?**
- ☐ No
- ☐ Yes. Insurance agency
Contact name
Phone

Statistical and administrative information

13. Debtor's estimation of available funds
- Check one:
- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors
- ☒ 1-49
☐ 50-99
☐ 100-199
☐ 200-999
- ☐ 1,000-5,000
☐ 5001-10,000
☐ 10,001-25,000
- ☐ 25,001-50,000
☐ 50,001-100,000
☐ More than 100,000

15. Estimated Assets
- ☐ \$0 - \$50,000
☐ \$50,001 - \$100,000
☐ \$100,001 - \$500,000
☐ \$500,001 - \$1 million
- ☒ \$1,000,001 - \$10 million
☐ \$10,000,001 - \$50 million
☐ \$50,000,001 - \$100 million
☐ \$100,000,001 - \$500 million
- ☐ \$500,000,001 - \$1 billion
☐ \$1,000,000,001 - \$10 billion
☐ \$10,000,000,001 - \$50 billion
☐ More than \$50 billion

16. Estimated liabilities
- ☐ \$0 - \$50,000
☒ \$1,000,001 - \$10 million
☐ \$500,000,001 - \$1 billion

Debtor

6525 Belcrest Road, LLC

Case number (if known)

Name

☐ \$50,001 - \$100,000
☐ \$100,001 - \$500,000
☐ \$500,001 - \$1 million

☐ \$10,000,001 - \$50 million
☐ \$50,000,001 - \$100 million
☐ \$100,000,001 - \$500 million

☐ \$1,000,000,001 - \$10 billion
☐ \$10,000,000,001 - \$50 billion
☐ More than \$50 billion

Debtor **6525 Belcrest Road, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 19, 2021**
MM / DD / YYYY

X /s/ Hemant Mehta
Signature of authorized representative of debtor

Title **Manager**

Hemant Mehta
Printed name

18. Signature of attorney

X /s/ A. MITCHELL GREENE
Signature of attorney for debtor

Date **May 19, 2021**
MM / DD / YYYY

A. MITCHELL GREENE
Printed name

ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.
Firm name

875 THIRD AVENUE
New York, NY 10022
Number, Street, City, State & ZIP Code

Contact phone **(212) 603-6300** Email address

Bar number and State

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

6525 BELCREST ROAD, LLC,

Case No.:

Debtor.

-----X

CERTIFICATE OF RESOLUTION

I, the undersigned, **HEMANT MEHTA**, as Manager of **6525 Belcrest Road, LLC** (the “Company”), do hereby certify that at a meeting of the Company duly called and held, the following resolutions were adopted and recorded in the Minute Book of the Company, and they have not been modified or rescinded, and are still in full force and effect:

RESOLVED, that in the judgment of the Company it is desirable and in the best interest of the Company, its creditors, members and other interested parties, that a petition be filed by the Company for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”); and it is further

RESOLVED, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that Hemant Mehta as Manager of the Company, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

RESOLVED, that Hemant Mehta, as Manager of the Company, is authorized to execute and file all petitions, reorganization schedules, lists and other papers and to effectuate the filing of the Chapter 11 case, and, in that connection, that the firm of Robinson Brog Leinwand Greene Genovese & Gluck P.C. be retained and employed as legal counsel for the Company under a general retainer, in addition to such special counsel as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the
Company this 19th day of May, 2021.

6525 BELCREST ROAD, LLC

By: /s/ Hemant Mehta
HEMANT MEHTA
MANAGER

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

6525 BELCREST ROAD, LLC,

Case No.

Debtor.

-----X

**DECLARATION PURSUANT
TO LOCAL RULE 1007-2**

Hemant Mehta, hereby declares under penalty of perjury that the following statements are true and correct:

1. I am the manager of 6525 Belcrest Road, LLC, the debtor (the “Debtor”), and am fully familiar with the facts set forth herein.

2. The Debtor is the owner for the real property located at 6525 Belcrest Road, Hyattsville, Maryland (the “Property”). The Property is currently operating at 30% capacity.

3. The Debtor’s filing was precipitated by (i) a reduction of income due to the decrease in the number of paying tenants at the Property and (ii) uncertainty with respect to the Debtor’s obligation under the ground lease.

4. The Debtor’s case is being commenced to stabilize the business and potentially restructure certain of the Debtor’s obligations.

5. No pre-petition committee was organized prior to the Order for relief.

6. No property of the Debtor is in the possession and control of a receiver.

7. The estimated budget of the Debtor for the next **thirty days** is attached hereto as Schedule 1.

Dated: May 19, 2021

6525 BELCREST ROAD, LLC

By: _____/s/ Hemant Mehta
HEMANT MEHTA
Manager

Schedule 1 - 30 Days Budget

INCOME		EXPENSE	
GROSS RENTAL INCOME	805,787	PAYROLL - LABORERS	26,254
VACANCY	(496,715)	Total Payroll	26,254
RENT ABATEMENT	(14,933)	TENANT IMPROVEMENT	246,220
Total Base Rent	294,139	HVAC - MECH. EQUIP	90,500
R.E. TAX PASS-THRU	(12,000)	ELECTRICITY	44,051
Total Escalation Income	(12,000)	FUEL GAS	25
UTILITY INCOME	1,500	OIL	
OP. EX. PASS THROUGH		FUEL OIL (GEN)	
PARKING INCOME	23,025	WATER AND SEWER	7,180
INTEREST - REGULAR		Total Utilities	51,256
MISC / OTHER INCOME	400	CLEANING CONTRACTUAL	15,658
Total Other Income	24,925	CARPET CLEANING	200
		MONITORING	400
		MISC. EXPENSE	250
		PARKING LOT OPEX.	7,501
		PARKING SHUTTLE BUS	900
		REP / MAINT - GENERAL	18,000
		REP / MAINT - A / C	13,130
		REP / MAINT - ELECTRICAL	3,000
		REP / MAINT - ELEVATORS	13,000
		REP / MAINT - FIRE A./SPRNK.	1,000
		REP / MAINT - FLOORS	200
		REP / MAINT - GLASS	500
		REP / MAINT - PAINTING	2,500
		REP / MAINT - PLUMBING	3,000
		REP / MAINT - TILES AND WALL	
		SECURITY PROTECTION	1,300
		SMALL TOOLS AND EQUIP	250
		SNOW REMOVAL / LANDSCAPING	2,088
		SUPPLIES - LIGHTING	200
		SUPPLIES - GENERAL	400
		SUPPLIES - JANITORIAL	500
		SUPPLIES - REPAIRS / MAINT	50
		TRASH REMOVAL	1,500
		WINDOW CLEANING	4,100
		CAM	8,092
		Total Operating & Maintenance	100,170
		ACCOUNTING	15,000
		FEES - OTHER	100
		LEASING EXPENSE	1,500
		LEGAL	500
		MAINT - COMPUTER	600
		PROPERTY MANAGEMENT CHARGES	32,535
		POSTAGE	25
		SUPPLIES - OFFICE	25
		TENANT RELATIONS	50
		TELEPHONE	1,850
		Total Administrative	52,185
		INSURANCE - GENERAL	7,100
		Total Insurance	7,100
		REAL ESTATE TAX	46,580
		Total Taxes	46,580
		TOTAL OP. EXP. Expense	283,545
		MORTGAGE INTEREST	24,413
		Total Expenses	307,958
TOTAL Revenue	307,064	NET OPERATING INCOME	(894)
		PARKING LOT GROUND RENT	57,500
		NET OPERATING INCOME	(58,394)
		NET OPERATING INCOME	57,507
		Total Capital Items	336,720
		Total Cash Required	394,227

**United States Bankruptcy Court
Southern District of New York**

In re **6525 Belcrest Road, LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **May 19, 2021**

/s/ Hemant Mehta

Hemant Mehta/Manager

Signer/Title

ABM JANITORIAL
14141 SOUTHWEST FREEWAY
SUITE 400
SUGAR LAND, TX 77478

ADAMS & ASSOCIATES
6525 BELCREST ROAD
UNIT 4455
HYATTSVILLE, MD 20782

AIRECO SUPPLY , INC
PO BOX 414
SAVAGE, MD 20763

AMERICAN ARBITRATOR
2200 CENTURY PARKWAY
SUITE 300
ATLANTA, GA 30345

AS INC
33 W 19TH ST
NEW YORK, NY 10011

ATLANTIC TRANSPORTATION SERVIC
4200 WISCONSIN AVE
SUITE 550
WASHINGTON, DC 20016

BACKFLOW TECHNOLOGY LLC
P.O. BOX 1575
STERLING, VA 20167

BALD EAGLE PARTNERS, LLC
24201 BREEZY POINT ROAD
ONANCOCK, VA 23417

BE UTC DEWEY PARCEL, LLC
5410 EDSON LANE
SUITE 220
ROCKVILLE, MD 20852

BELL ATLANTIC MOBILE
6525 BELCREST ROAD
UNIT 0001
HYATTSVILLE, MD 20782

BEN DYER ASSOCIATES
11721 WOODMORE ROAD
SUITE 200
BOWIE, MD 20721

BLUMBERG FAMILY
6525 BELCREST ROAD
UNIT 0101
HYATTSVILLE, MD 20782

BOND WATER TECHNOLOGIES
630 E. DIAMOND AVE, SUITE J/K
GAITHERSBURG, MD 20877

BRENT FREY, DDS
6525 BELCREST ROAD
UNIT 2290
HYATTSVILLE, MD 20782

CARTER ENTERPRISES SOLUTIONS
6525 BELCREST ROAD
UNIT 4418
HYATTSVILLE, MD 20782

CHEF PHILIP'S DELI & CAFé
6525 BELCREST ROAD
UNIT 1125
HYATTSVILLE, MD 20782

CHESAPEAKE SYSTEMS
7400 COCA COLA DR
HANOVER, MD 21076

CITY OF HYATTSVILLE
6525 BELCREST ROAD
UNIT 1131
HYATTSVILLE, MD 20782

COMMONWEALTH DIGITAL
21205 RIDGETOP CIRCLE
STERLING, VA 20166

CONTRACT INFINITY
6525 BELCREST ROAD
UNIT 5533
HYATTSVILLE, MD 20782

CORP. COUNSEL FOR NYC
100 CHURCH STREET
NEW YORK, NY 10007

D.C. METRO REALTY LLC
C/O NATIONAL REGISTERED AGENTS
160 GREENTREE DR., STE. 101
DOVER, DE 19904

DATAWATCH
4520 EAST WEST HIGHWAY
SUITE 200
BETHESDA, MD 20814

DEWEY LC
SUSAN B. LEVIN
5801 NICHOLSON LANE, APT #1909
ROCKVILLE, MD 20852

DOMINION ELEVATOR INSPECTION
7475 CARLISLE RD
WELLSVILLE, PA 17365

DR ARDEN BRONSTEIN
6525 BELCREST ROAD
UNIT 2208
HYATTSVILLE, MD 20782

ERNIE'S LOCK CO., INC
4500 QUEENSBURY ROAD
RIVERDALE, MD 20737

FELICIA FLORIN - ALL STATE
6525 BELCREST ROAD
UNIT 1190
HYATTSVILLE, MD 20782

GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 750
ATTN: THOMAS HALLER
ARLINGTON, VA 22203

GRIFFITH ENERGY SERVICES, INC
PO BOX 62632
BALTIMORE, MD 21264

GSA -
6525 BELCREST ROAD
UNIT 2250
HYATTSVILLE, MD 20782

GSA -
6525 BELCREST ROAD
UNIT 4450
HYATTSVILLE, MD 20782

GSA -
6525 BELCREST ROAD
UNIT 5550
HYATTSVILLE, MD 20782

GSA GREENWOOD
6525 BELCREST ROAD
UNIT 0090
HYATTSVILLE, MD 20782

HAVTECH
9505 BERGERRD
COLUMBIA, MD 21046

HOUSING INITIATIVE
6525 BELCREST ROAD
UNIT 5555
HYATTSVILLE, MD 20782

INTERNAL REVENUE SERVICE
PO BOX 7346
PHILADELPHIA, PA 19101-7346

ITC
7233 GABE CT
MANASSAS, VA 20109

JOSEPH GREENWALD AND LAAKE
6404 IVY LANE, SUITE 400
ATTN: TIMOTHY F. MALONEY
GREENBELT, MD 20770

KAISER PERMANENTE
6525 BELCREST ROAD
UNIT 1110
HYATTSVILLE, MD 20782

LAW OFFICE OBREN BARNES
6525 BELCREST ROAD
UNIT 5518
HYATTSVILLE, MD 20782

LERCH EARLY & BREWER
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814

MARCUS BONSI, LLC
6411 IVY LANE
SUITE 116
GREENBELT, MD 20770

MARYLAND-NATIONAL PARK &
PLANNING COMMISSION
6611 KENILWORTH AVENUE
RIVERDALE, MD 20737

MC MILLAN METRO PC
7811 MONTROSE ROAD
SUITE 400
POTOMAC, MD 20854

MEDLANTIC HEALTHCARE
6525 BELCREST ROAD
UNIT 3320
HYATTSVILLE, MD 20782

MEDSTAR RESEARCH
6525 BELCREST ROAD
UNIT 0060
HYATTSVILLE, MD 20782

MEDSTAR RESEARCH
6525 BELCREST ROAD
UNIT 7000
HYATTSVILLE, MD 20782

MEDSTAR RESEARCH
6525 BELCREST ROAD
UNIT 7100
HYATTSVILLE, MD 20782

MONA ELECTRIC
7915 MALCOLM RD
CLINTON, MD 20735

NEW YORK STATE DEPT. OF FINANC
ATTN: BANKRUPTCY SPECIAL PROC
PO BOX 5300
ALBANY, NY 12205

NYC DEPT. OF FINANCE
345 ADAMS STREET, 3RD FL.
ATTN: LEGAL AFFAIRS
BROOKLYN, NY 11201

OFFICE OF THE ATTORNEY GENERAL
28 LIBERTY ST.
NEW YORK, NY 10005

ORKIN
2790 KAVERTON RD
DISTRICT HEIGHTS, MD 20747

OTIS ELEVATOR
OTIS ELEVATOR COMPANY
PO BOX 13716
NEWARK, NJ 07188

OTTLEY MUSIC SCHOOL
6525 BELCREST ROAD
UNIT 0020
HYATTSVILLE, MD 20782

PANASIA ESTATE, INC.
28 W 20TH STREET
NEW YORK, NY 10011

PECKAR & ABRAMSON
70 GRAND AVENUE
SUITE 200
RIVER EDGE, NJ 07661

PERSONNEL PLUS
6525 BELCREST ROAD
UNIT 2211
HYATTSVILLE, MD 20782

PG ARTS COUNCIL
6525 BELCREST ROAD
UNIT 1132
HYATTSVILLE, MD 20782

PG COUNTY - WIC
6525 BELCREST ROAD
UNIT 2280
HYATTSVILLE, MD 20782

PRINCE GEORGES METRO CENTER
6525 BELCREST ROAD
UNIT 5500
HYATTSVILLE, MD 20782

REPUBLIC TRASH SERVICE
300 RITCHIE RD
CAPITOL HEIGHTS, MD 20743

S. ALBERT GLASS
6600 AMMENDALE RD
BELTSVILLE, MD 20705

SAFEGUARD
138 COCKEYSVILLE ROAD
COCKEYSVILLE, MD 21030

SAGE
AKTION ASSOCIATES, INC
PO BOX 639594
CINCINNATI, OH 45263

SHIPLEY & HORNE
1101 MERCANTILE LANE
SUITE 240
UPPER MARLBORO, MD 20774

SMILES OF HYATTSVILLE
6525 BELCREST ROAD
UNIT 2212
HYATTSVILLE, MD 20782

TAUNYA JENKINS, DDS
6525 BELCREST ROAD
UNIT 2201
HYATTSVILLE, MD 20782

THE CORPORATION TRUST, INC
2405 YORK ROAD
SUITE 201
HYATTSVILLE, MD 20782

TOLIN MECHANICAL
12005 EAST 45TH AVE
DENVER, CO 80239

UNIVERSITY TOWN CENTER
C/O THE BERNSTEIN COMPANIES
3299 K ST., N.W., SUITE 1000
WASHINGTON, DC 20007

US ATTY OFFICE -SDNY
86 CHAMBERS STREET
ATTN: TAX AND BANKRUPTCY
NEW YORK, NY 10007

US POST OFFICE
6525 BELCREST ROAD
UNIT 1180
HYATTSVILLE, MD 20782

WSSC WATER
14501 SWEITZER LANE
LAUREL, MD 20707

ZAYO
1821 30TH ST
UNIT A
BOULDER, CO 80301